

**2003 ANNUAL REVIEW OF THE COMPREHENSIVE PLAN
AND AMENDMENTS TO THAT PLAN**

Updated April 25, 2003

Public Works and Utilities, Engineering Services Staff met on Thursday, April 24th to review the current list of Amendments to the Comprehensive Plan dated February 25, 2003. The following brief comments were concurred on by staff for items #8 - #17.1.

8) 84th and Havelock Avenue: by Lancaster County Events Center: add 11 acres of commercial use.

- **The existing intersection of 84th and Havelock Ave. is a potential location for a future traffic signal.**
- **Right of way dedication to achieve 120 feet and 130 feet at major intersections on Havelock Ave. for the construction of a future 4 + 1 roadway both east and west of 84th Street.**
- **Havelock Ave. should be improved to a 4 + 1 roadway from 84th Street, east to the east property line of the Event Center and have a taper section constructed east of that terminus to ultimately meet the existing roadway section. The west leg of 84th and Havelock Ave. intersection will need to be improved to mirror the east leg lane configurations for safe traffic operations.**
- **Full access to and from the Lancaster Event Center on Havelock Ave. should be located a minimum distance of one quarter mile (1/4 mile) east of 84th Street. The additional access point located east of 84th Street should be limited to right in, right out turning movements only.**
- **The existing access point on 84th Street south of Havelock Ave. should be limited to allow right in, right out and left in turning movements.**
- **A new Traffic Impact Analysis needs to be conducted to aid in determining necessary off-site improvements.**
- **Review / address any on-site and off-site Environmental issues.**

9) Hickman Horizon Plan by City of Hickman: adopt Hickman Horizon Plan as an approved subarea plan and amend land use plan, if needed.

No comments

10) N. 14th to 27th & Alvo Road by Robert Hampton for Stone bridge Creek. Delete urban residential uses and designate retail center (proposed zoning B-5) at N. 27th and Alvo Road, deleting industrial uses shown in plan. Delete urban residential uses at N. 14th and Humphrey and designate instead industrial uses (proposed zoning I-3 Employment Center) to the adjacent to Stonebridge urban residential area.

- **If the proposed change to the land uses do not result in additional vehicular trips to the site a new Traffic Impact Analysis may not be required.**
- **Right of way dedication to achieve 120 feet and 130 feet at major intersections.**
- **Developer shall be responsible for all costs associated with the proposal.**
- **Relinquish all access to 27th Street.**
- **Review / address any on-site and off-site Environmental issues.**

- 11) 98th and 'O' Street by Kent Seacrest on behalf of Meginnis Farm Joint Venture, Ridge Development and Southview Inc. to provide for urbanization at 98th and 'O' Street in next 1 to 4 years by means of a pumping sanitary sewer. Designate 75 acres of Industrial use (for Employment Center) and 42 acres of commercial use at 98th and 'O' Street, plus 17 acres of commercial use on the southwest corner of 98th and Holdrege Street.
- **A new Traffic Impact Analysis needs to be conducted to aid in determining necessary off-site improvements.**
 - **Relinquish all access to 'O' Street**
 - **Right of Way dedication to achieve 120 feet and 130 feet at major intersections.**
 - **Required utilities need to conform to Utility Division's Master Plans.**
 - **Developer shall be responsible for all costs associated with the proposal.**
 - **Construct 'O' Street to urban standards from 84th Street east to 98th Street. In communications with NDOR it was conveyed that preliminary designs have been completed for 'O' Street from approximately 84th Street east to N-63. The proposed roadway has been designed to a 4 lane roadway with a depressed median. Timing for the project is on NDOR's schedule for 2009 and beyond.**
 - **Review / address any on-site and off-site Environmental issues.**
- 12) S. 66th and Highway 2 by Tom Huston on behalf of UNO Properties Inc. (Not associated with University of Nebraska) and Apple's Way LLC for change from urban residential to approximately 60 acres of commercial use at 66th and Highway 2 (formerly owned by Shopko Inc.)
- **Due to capacity and operational constraints we would oppose the signalization of the S. 66th and Highway 2 intersection.**
 - **A new Traffic Impact Analysis needs to be conducted to aid in determining necessary off-site improvements.**
 - **Developer shall be responsible for all costs associated with the proposal.**
 - **Review / address any on-site and off-site Environmental issues.**
 - **The Land Use Plan as identified in the Comprehensive Plan designates this specific area as residential. This proposed land use would significantly increase the number of vehicular trips generated and as a result, improvements to Hwy # 2 would be needed.**
 - **Review / address any on-site and off-site Environmental issues.**
- 13) Highway 2 and Pine Lake road by Livingston Investments Inc. for change from urban residential to commercial uses on north side of Highway 2 between the Pine Lake SID and Berean church.
- **A new Traffic Impact Analysis needs to be conducted to aid in determining necessary off-site improvements.**
 - **Review / address any on-site and off-site Environmental issues.**
 - **Westshore Drive needs to be extended west.**
 - **Developer shall be responsible for all costs associated with the proposal.**
 - **The Land Use Plan as identified in the Comprehensive Plan designates this specific area as residential. This proposed land use would significantly increase the number of vehicular trips generated and as a result, improvements to Hwy # 2 would be needed.**

- 14) North side of S 27th and Yankee Hill Road by Kent Seacrest on behalf of Ridge Development Company and Southview Inc. to move the Community Center commercial designation from 40th and Yankee Hill Road to 27th Yankee Hill Road and move the Neighborhood Center designation from 27th and Yankee Hill Road to 40th and Yankee Hill Road.

- **A new Traffic Impact Analysis need to be conducted to aid in determining necessary off-site improvements.**
- **Developer shall be responsible for all costs associated with the proposal.**
- **Developer shall bear all costs associated with LES relocations.**
- **This will increase pressure to widen 27th Street from South Street to Highway 2.**
- **All existing and proposed access points will be subject to review and approval.**
- **Review / address any on-site and off-site Environmental issues.**

- 15) South side of South 27th and Yankee Hill Road by J. Michael Rierden on behalf of Lincoln Federal Savings Bank to move the Community Center commercial designation from 40th and ½ mile north of Rokeby Road to 27th and Yankee Hill and move the Neighborhood Center designation from 27th and Yankee Hill Road to 40th Street, ½ mile north of Rokeby Rd. Add light industrial to 40th & ½ mile north of Rokeby site.

- **A new Traffic Impact Analysis needs to be conducted to aid in determining necessary off-site improvements.**
- **Developer shall be responsible for all costs associated with the proposal.**
- **Developer shall bear all costs associated with LES relocations.**
- **This will increase pressure to not only widen 27th Street from South Street to Highway 2 but also to improve 40th Street from San Mateo to Rokeby Rd.**
- **All existing and proposed access points will be subject to review and approval.**
- **Review / address any on-site and off-site Environmental issues.**

- 16) North 70th and Arbor Road by Peter Katt for Dwaine Rogge to eliminate Environmental Resource designation around aline wetlands in general vicinity of North 70th and Alvo Road.

- **We have not received a concept of the proposed street system for review.**
- **We would defer this to the Corp of Engineers requirements regarding the Environmental issues.**

- 17) Personal Rapid Transit: by Jim Burden

- **This does not appear feasible for the duration of this Comprehensive Plan.**

- 18) 91st and Highway 2 by Kent Seacrest for Eiger corporation to add 44 acres of commercial use east of 91st and Highway 2.

- **In the proposal it states that the number of vehicular trips generated by this proposed site will not exceed the number of trips identified in the Traffic Impact Analysis for Appian Way. However, some form of traffic analysis will be required to revise the trip distribution and its impact to 98th Street and also Highway #2.**
- **The function classification of 98th Street will need to be addressed.**

- **All existing and proposed access points will be subject to review and approval.**
 - **Developer shall be responsible for all costs associated with the proposal.**
 - **Review / address any on-site and off-site Environmental issues.**
- 19) West Denton Road and Homestead Expressway by Kent Seacrest for Pine Lake Heights Joint Venture LLP to designate industrial and commercial uses adjacent to the West Denton Road and Homestead Expressway interchange.
- **From strictly a road network perspective it appears that the proposed interchange at this location will affect the site orientation in addition to access and future right-of-way needs.**

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